

6113

I N S E N A T E

(PREFILED)

January 8, 2014

Introduced by Sen. ESPAILLAT -- read twice and ordered printed, and when
printed to be committed to the Committee on Judiciary

AN ACT to amend the real property law, in relation to legal fees

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY,
DO ENACT AS FOLLOWS:

1 Section 1. The real property law is amended by adding a new section
2 234-a to read as follows:
3 S 234-A. UNAUTHORIZED LEGAL FEES. A LANDLORD SHALL BE PROHIBITED FROM
4 CHARGING OR INCLUDING ANY FEE, SURCHARGE OR OTHER ASSESSMENT FOR LEGAL
5 SERVICES IN CONNECTION WITH ANY BILLING OR OTHER CORRESPONDENCE WITH A
6 TENANT UNLESS THE LANDLORD HAS THE LEGAL AUTHORITY TO DO SO PURSUANT TO
7 A COURT ORDER.
8 S 2. This act shall take effect immediately.

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets
[] is old law to be omitted.

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